



Waverley Road, Epsom KT17 2LN

welcome to
Waverley Road, Epsom
Three-Bedroom Semi-Detached House

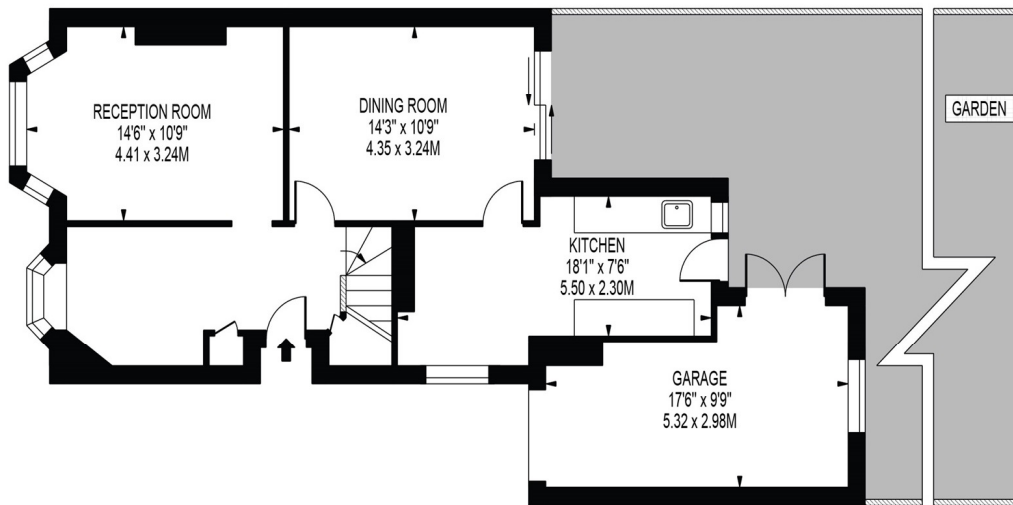


WAVERLEY ROAD

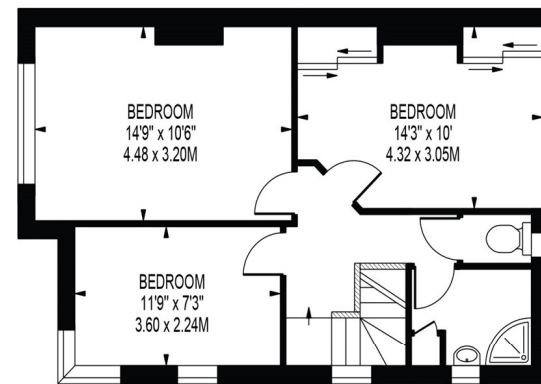
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1086 SQ FT - 100.90 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 147 SQ FT - 13.70 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A three bedroom semi-detached house offering traditional proportions and clear scope for a full programme of refurbishment. The ground floor comprises two separate reception rooms-one to the front, one to the rear-and an adjoining kitchen that requires replacement. On the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally, the frontage provides a hard standing drive with capacity for three vehicles. Gated side access leads to an extended rear garden that is mainly grassed, bordered by mature shrubs and fencing, and large enough to accommodate landscaping or, subject to planning, a rear extension. The position is well regarded for transport links and schooling: several Ofsted rated primary and secondary schools lie within walking distance, and the nearest mainline station offers regular services to central London. Local shops, supermarkets, parks and bus routes are all accessible, while Epsom town centre is a short drive. For buyers seeking a house to remodel to current standards-whether through re wiring, re plumbing, installing a contemporary kitchen diner, or reworking the garden-this property presents a solid starting point in a convenient residential setting.

welcome to

Waverley Road, Epsom

- Being Sold Chain Free
- Scope To Extend Further (STEPPE)
- Highly Sought After Location
- Close To Stoneleigh Station Connecting You To London With Ease
- Close To primary & Secondary Schools

Tenure: Freehold EPC Rating: E
Council Tax Band: F

guide price

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106692



Property Ref:
EWE106692 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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